

FOR LEASE

Retail Suite

1,500± SF | \$37.50/SF NNN



574 Alfred Street, Biddeford

Property Highlights

- Former US Cellular Space
- Signalized Intersection at Entrance
- 3.6 Million Annual Visitors at Market Basket Center Across Alfred Street



Property Description

We are pleased to offer a 1,500± SF retail suite for lease at 574 Alfred Street in Biddeford. This prime space is situated in the newly developed Biddeford Shoppes center, centrally located within Biddeford's largest retail corridor. Directly across from the center, and sharing a signalized intersection, is a Market Basket-anchored lifestyle center that attracts 3.6 million visitors annually. Biddeford Shoppes boasts exceptional visibility, easy access, and strong signage opportunities, with daily traffic counts of approximately 24,800 vehicles on Alfred Street. Join established tenants including Mattress Firm, Five Guys, Sports Clips, Firehouse Subs, and Dunkin'.

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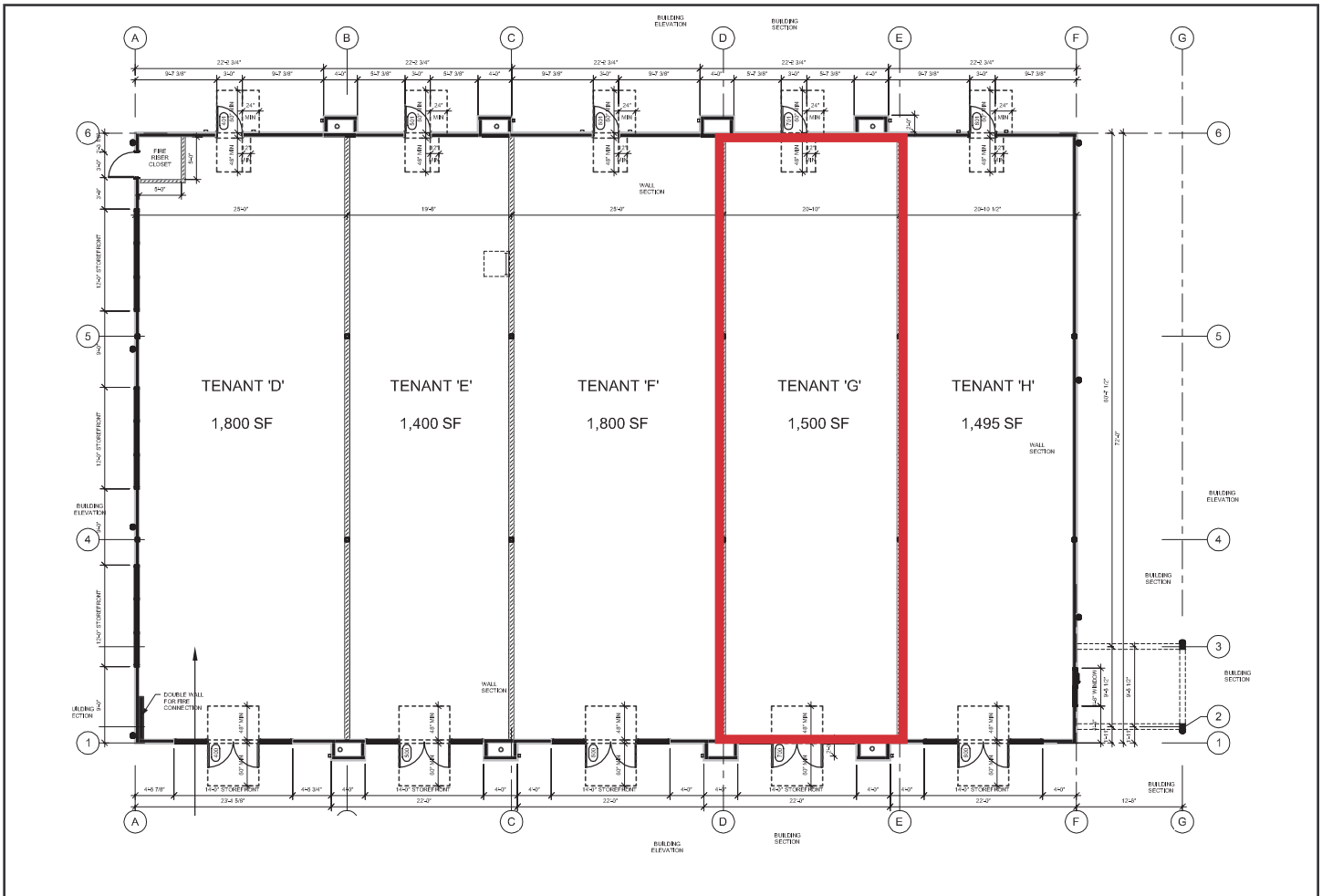
Property Overview

Owner	Winchendon, LLC
Building Size	7,208± SF
Lot Size	4.75± acres
Available Space	1,500± SF
Zoning	B2 - Business 2
Assessor's Reference	Map 2, Block 23, Lot 1
Year Built	2016
Building Construction	Wood frame, asphalt shingle, vinyl siding
Utilities	Public water and sewer
HVAC	Forced air, central AC
Parking	Ample, on-site
Road Frontage	352'±
Traffic Counts	24,800± per day

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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.